

DESIGN & ACCESS STATEMENT

Alterations & Extension

37 Plainwood Close

Chichester · West Sussex · PO19 5YB

Doc No: 692-601

Date:- rev.(-) 12.02.2024

Status: Planning Application Issue



Image-1 Existing Front Elevation and Street Scene..

Introduction

This Design & Access Statement is in support of the Planning Application for the proposed alterations and extension to No.37 Plainwood Close, Chichester, West Sussex, PO19 5YB

This document explains the design and access principles in support of the application and identifies the development in detail and context within the surrounding landscape.

This Design and Access Statement should be read in conjunction with the various drawings and documents submitted with this planning application.

Context

No. 37 Plainwood Close is a detached four-bedroom two storey dwelling house of traditional masonry construction below a series of simple pitched slate roofs. To the north is an attached garage with additional accommodation above, while the west facing secluded garden backs onto Centurion Way. Neighbouring properties are of differing scale, height, design, mass and appearance.



Image-2 Aerial image of the site taken from Google Maps (12.02.2024)

The Site and Surroundings

The property is located along the western extremity of Plainwood Close, within the north of the Chichester settlement boundary and outside of the conservation area.

The site lies within the Environment Agency Flood Zone-1, therefore, considered not to be affected by sources of flooding.

There is vehicular access to the site directly off Plainwood Close leading to a block-paved driveway with ample parking for several vehicles and a double garage beyond. The principal front door is again directly off Plainwood Close. We understand the site entrance will not be affected by the proposals.

Heritage Status

The property is not currently listed with Historic England, nor is there any evidence to suggest that it has been identified as being of local historic/architectural interest. However, our proposal shall respect and retain the bulk of the host property, with the rear extension being a sensitively conceived subservient addition.

Planning History

There is no planning history available for this property, therefore one can assume that it has evolved little over time, presenting a wonderful opportunity to alter, extend and upgrade this original property to modern living standards.

We understand the development plan policies and other material considerations being relevant to this project are set out below.

Relevant Planning Policy

Planning applications will be determined in accordance with principal planning policies and the neighbourhood plans relevant to the consideration of this site. Generally, as follows:

Chichester Local Plan 2014-2029:

Policy 1 Presumption in Favour of Sustainable Development

Policy 2 Development Strategy and Settlement Hierarchy

Policy 33 New Residential Development

National Policy and Guidance

The relevant paragraphs of the NPPF have been considered including paragraph 11.

Consideration should also be given to:

- CDC PGN3: Design Guidelines for Alterations to Dwellings and Extensions.

Planning Considerations

The main considerations are:

- i. Principle of development
- ii. Design and Impact upon Visual Amenity/Character of Area
- iii. Impact upon the amenity of neighbouring properties
- iv. Other Matters

Principle of Development

No. 37 Plainwood Close lies within the Chichester settlement boundary, where development is generally supported, providing the proposals respect the setting, form and character of the settlement.

Design and Impact upon Visual Amenity/Character of Area

Policy-33 of the Chichester Local Plan refers to new residential development and sets out that proposals must meet the highest standards of design and a high-quality living environment in keeping with the character of the surrounding area and its setting in the landscape. In addition, that its scale, form, massing and siting, height and design respects and enhances the character of the surrounding area and site.

Impact upon the Amenity of Neighbouring Properties

The NPPF states in paragraph 127 that planning should ensure a good quality of amenity for existing and future users (of places), and Policy-33 of the Chichester Local Plan include requirements to protect the amenities of neighbouring properties.

Proposal

The current house is looking rather tired, and lacking any internal cohesion or open family spaces, thus providing a wonderful opportunity to update and improve the property conducive with current requirements.



Image-2 Showing rear of the existing property.

Our scheme seeks to sympathetically extend and remodel the property, both internally and externally to provide not only the additional accommodation, but also a more flowing transition between the various spaces, yet retaining some cosy/quiet individual rooms, all fused with a traditional external appearance, ensuring the property remains comfortable within its surroundings.

Firstly, we explored options to improve the arrival experience to the building, welcoming visitors to the shelter of a traditional front door, and entrance lobby before progressing onto the existing inner hall and reception rooms beyond.

As part of this process, we were mindful of the current cloakroom arrangement and have created a new facility directly off the central hall, which then leads on to a new wet room and utility room before linking into the new kitchen layout.

The kitchen is so often the hub of the house, and the current arrangement does not work for our clients, so we have suggested extending the rear of the property northwards creating a new light and airy family kitchen dining area/family space with traditional windows and glazed doors affording views and seamless access out onto a secluded rear terrace area and gardens beyond.

We also propose extending the rear portion of the current garage to accommodate our client's eclectic car collection, while creating a light and airy environment, again with access out onto the rear garden.

As part of the process, we have remodelled the current Study layout and created a separate sitting room/snug/TV room, while the current living room now becomes the family kitchen arrangement.

At first floor we have remodelled the current layout to create an additional guest bedroom suite above the rear garage extension while the remaining layout in the original portion of the plan has been remodelled combining bedroom 3 & 4 into one bedroom. The existing family bathroom will remain as will the two rear bedrooms, albeit Bedroom-1 has an ensuite shower room.

As part of our scheme, we have suggested a sensitive palette of external materials and finishes which complement the evolving architectural language of this detached period property.

Use

The host property is a private dwelling, for residential use, with no change intended.

Amount

The following represents the existing and proposed gross internal floor areas:

Existing Dwelling

- Ground Floor = 93.6 m²
 - First Floor = 88.7 m²
 - Garage = 28.2 m²
- = 210.5m²**

Proposed (Incl Extension)

- Ground Floor = 117.1m²
 - First Floor = 134.6m²
 - Garage = 56.8 m²
- = 308.5 m²**

Additional GIA = 98.0 m²

Total New GIA = 308.5 m²

This represents a percentage increase in gross internal floor area of 46%. The above figures also demonstrate the gross internal floor areas of extension are less than the gross internal floor areas of the host property, ensuring that the host property remains the prominent built form.

Scale

The way in which the extension has been considered, reduce the effect of any size increase, partly by shape and form and partly with the use of the garage roof space for additional accommodation.

The low profile of the garage and kitchen extension roof and eaves, reduce the scale of the building to a friendly human level. This form is balanced in this classical composition by the verticality of the host property.

We believe these proposals are well-integrated and sympathetic to the host dwelling, while ensuring the original dwelling remains the prominent built form when viewed from the wider landscape.

Layout

The current detached 2-storey 4-bedroom dwelling house is regular on plan and set below a series of simple pitched roofs, including the attached garage.

The property directly fronts Plainwood Close south. The rear north facing garden is predominantly enclosed and laid to lawn.

There is vehicular access to the site directly off Plainwood Close leading to off-road parking and a double garage beyond. The principal entrance and front door is centrally positioned along the north facing front façade and protected by a small period enclosed porch. The site entrance will not be affected by the proposed works.

Appearance

The design principle is to sensitively alter this period property with deference to the host building. Our proposals will not adversely affect the external appearance of the original portion of the property, while the proposed extensions will complement the traditional vernacular of the host dwelling.

The current building is of traditional construction, with face brickwork and painted timber joinery, set below a simple pitched roofs with natural slates. The incongruous, detached garden room will be removed as part of these proposals.

In contrast to the host property, a contemporary design approach has been adopted for the additional elements, ensuring subservient scale and proportions, while introducing a defined yet cohesive appearance. The proposed materials of natural timber and powder-coated aluminium windows and glazed doors again proffers a more contemporary form and detailing against the traditional built forms, reinforcing the evolution of the host building.

The reduced profile of the pitched roof and lower eaves reduce the scale of the building to a friendly human level, while the overall composition is balanced by the vertical timber elements anchoring the building firmly to the ground. For the extended roofs we are suggesting the use of a matching slates, while it is anticipated the timber elements will naturally weather to a silver-grey colour, creating a harmonious and natural appearance, with the neutral tone changing in hue and density with the changing weather and lighting conditions.

Visually, the proposals and materials will create a cohesive natural appearance to the extended property without detracting from the host building which shall remain the prominent built form when viewed from the wider landscape.

Flood Risk Assessment

The site lies within The Environment Agency Flood Zone-1, and therefore considered not to be affected by sources of flooding, while the applicant is not aware of any previous flooding affecting the site.

Sustainability - Renewable Energy

It is the applicant's intention to ensure that, where possible, the proposals are built applying sustainable principles and that they comply with and exceed current thermal insulation requirements, while embracing passive solar gain and energy efficient led design approach, i.e., high performance insulation materials to reduce energy demand in winter and overheating in the summer.

The proposals will include where possible the following measures.

- Locally sourced materials to avoid use of energy associated with importing/transportation.
- Selection of natural materials that do not incur high energy and manufacturing costs.
- Low energy services
- Water efficient appliances/fitting.
- Detailed thermal analysis.
- Rainwater harvesting, water butts will also be used to collect all water run-off.

Landscaping

The front façade of the property sits directly behind a low-level brick wall and mature planting, with Plainwood Close directly beyond, while the rear garden and majority of the site is bounded by close-boarded fencing and mainly laid to lawn, neither of which would be affected by the works.

Our proposal does not involve the removal of any of the existing trees or hedgerows within the site.

Conclusion

We believe these alterations are sensitively conceived and will greatly improve the functionality of the current property as well as improving its usage and facilities, without detracting from the host building which shall remain the prominent built form when viewed from the wider landscape.

In considering the above, we trust that this application will be supported.

Trevor Pullen
For and on behalf of Pullen Architecture
12. February 2024